

# Cathedral Road

CARDIFF, CF11 9LN

GUIDE PRICE £900,000

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# Cathedral Road

Situated on the desirable tree-lined Cathedral Road, this spacious Victorian home offers a rare blend of character, flexibility and convenience in the heart of Pontcanna. Set over three floors of versatile living space, including four bedrooms, two bathrooms, multiple reception areas and a fully tanked basement, this elegant home brims with period detail and modern functionality.

Inside, the interiors are beautifully proportioned, with original cornicing, sash windows and feature fireplaces throughout. A striking hallway sets the tone, leading to a bay-fronted dining room and a stylishly appointed kitchen that opens onto a secluded courtyard garden. Upstairs, you'll find generous bedrooms and beautifully finished bathrooms, while the lower ground level adds a valuable bonus space – ideal as a gym, studio or lounge.

Outside, the landscaped rear garden is a private retreat, with direct access to two secure off-street parking spaces – a true rarity in this location.

Pontcanna is one of Cardiff's most sought-after neighbourhoods, known for its leafy avenues, independent cafés, artisan bakeries and vibrant community spirit. Bute Park is just a short stroll away, as are Sophia Gardens and the city centre. Excellent transport links connect to Cardiff Central Station and beyond, while the A48 and M4 are easily accessible.



**2521.00 sq ft**

### Front

Storm porch with tiled sidings and flooring.

### Hallway

Enter via a traditional wooden stained glass door to the front elevation with windows to the side and above. Coved ceiling. Picture rail. Dado rail. Two radiators. Tiled flooring. Door to the lower ground floor. Stairs rise up to the first floor.

### Living Room

21'0" max x 15'2" max

Glazed bay sash window to the front elevation with stained glass. Coved ceiling. Picture rail. Ceiling rose. Cast iron feature fireplace with wooden mantelpiece and tiled hearth. Tiled flooring. Radiator. Squared off archway to the kitchen/diner.

### Kitchen/Diner

15'3" max x 14'1" max

Wooden glazed French doors leading to the rear courtyard. Coved ceiling. Picture rail. Wall and base units with quartz worktops over. One bowl sink with pull out mixer tap. Integrated five ring induction hob with tiled splashback and cooker hood over. Integrated double oven. Integrated full length dishwasher. Integrated fridge freezer. Wine rack. Tiled flooring. Radiator.

### Cloakroom

Double glazed obscure window to the side elevation. W/C and wash hand basin with tiled splashback. Plumbing for washing machine. Space for condenser tumble dryer. Vinyl flooring. Radiator.

### Garden

Paved patio. Outside light. Side return offering access to the front aspect. Access to the rear communal parking.

### Lower Ground Floor Hallway

Stairs rise down from the hallway. Vinyl flooring.

### Basement Room

13'7" max x 10'0" max

Worcester gas combination boiler. Vinyl flooring. Radiator.

### Storage Room

Vinyl flooring. Radiator.

### First Floor Landing

Stairs rise up from the entrance hall. Wooden handrail and spindles. Matching bannister. Split level landing. Dado rail. Picture rail. Radiator. Stairs rising to the second floor.

### Bedroom One

21'9" max x 20'10" max

Double glazed bay and half sash window to the front elevation. Coved ceiling. Picture rail. Ceiling rose. Cast iron feature fireplace with wooden mantelpiece and stone hearth. Two radiators. Currently being used as a sitting room.

### Bedroom Two

15'7" max x 13'9" max

Double glazed window to the rear elevation. Coved ceiling. Picture rail. Ceiling rose. Cast iron feature fireplace with wooden mantelpiece and stone hearth. Radiator.

### Toilet

Double glazed obscure window to the side elevation. W/C and wash hand basin with tiled splashback. Vinyl flooring. Radiator.

### Second Floor Landing

Stairs rise up from the first floor landing. Wooden handrail and spindles. Matching bannister. Split level landing. Double glazed window. Ceiling rose. Dado rail. Radiator. Fitted storage cupboard. Loft access hatch.

### Bedroom Three

15'7" max x 13'10" max

Double glazed window to the rear elevation. Picture rail. Ceiling rose. Cast iron feature fireplace with tiled hearth. Radiator.

### Bedroom Four

15'11" max x 12'5" max

Double glazed sash window to the front elevation. Picture rail. Cast iron feature fireplace with stone hearth. Radiator.

### Shower Room

Glazed obscure sash window to the front elevation. Twin sink with vanity cupboard. Japanese W/C. Walk in shower with glass splashback screen. Part tiled walls. Tiled flooring. Extractor fan. Two heated towel rail and radiators.

### Bathroom

Double glazed obscure window to the side elevation. W/C and wash hand basin. P-shaped bath with electric shower over and glass splashback screen. Part tiled walls. Vinyl flooring. Heated towel rail. Extractor fan. Rear loft access hatch.

### Parking

Two designated parking spaces within the communal rear parking accessed via the rear lane.

### Additional Information

Freehold. Council Tax Band G (Cardiff). EPC rating C.

### Disclaimer

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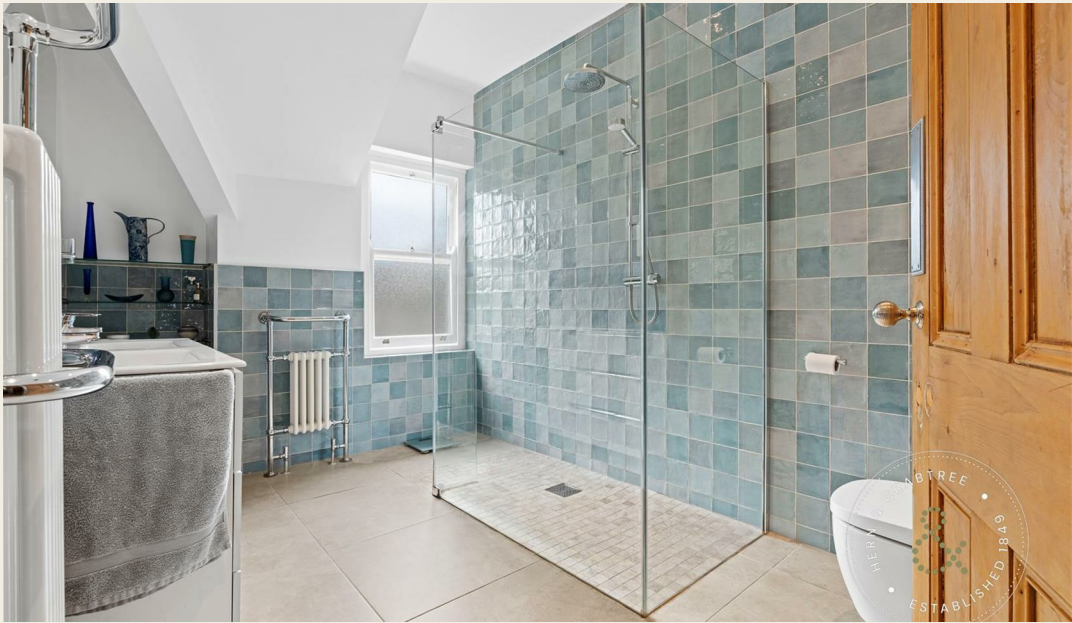




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|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 69      | 80                      |
| England & Wales                             |         | EU Directive 2002/91/EC |



Hern & Crabtree

02920 228135 | pontcanna@hern-crabtree.co.uk | hern-crabtree.co.uk | 87 Pontcanna Street, Pontcanna, Cardiff, CF11 9HS

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